

An
Coimisiún
Pleanála

Direction
CD-020005-25
ABP-319538-24

The submissions on this file and the Inspector's report were considered at a Commission meeting on 20/6/2025.

The Commission decided to treat this case under the provisions of Article 40 of the Building Control Regulations 1997, as amended. The Commission also decided, based on the Reasons and Considerations set out below that the Building Control Authority be directed to

attach Condition 02 of the Fire Certificate FRV2401264MO granted by Mayo County Council on 23rd November 2023.

Reasons and considerations

Having regard to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting Inspector, it has not been demonstrated by the appellant to the Commission that the provision of an automatic sprinkler protection system is not a requirement that is necessary to demonstrate compliance with Technical Guidance Document B - Fire Safety (2006, reprinted 2022) or accordingly to demonstrate compliance with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended. The Appellant provides no engineering assessment or technical interpretation to demonstrate compliance with Part B of the Building Regulations in the absence of compliance with Condition 2 of the relevant Fire Certificate.

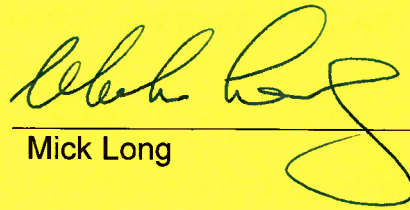
As part of the assessment the Commission noted the following

- Table 3 BS 9999 Category 3 “fast – fire growth rate” fire specifically excludes “high rack storage”.

- Table 3 BS 9999 Category 4 “ultra fast – fire growth rate” fire specifically includes “high rack storage”.
- Table 4 BS 9999 categorically states that a Category 4 Ultra fast – “fire growth rate” *“category is unacceptable unless a sprinkler system is installed”*.

Planning

Commissioner:


Mick Long

Date: 20/06/2025